

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

The Bellerive Hotel

AND/OR COMMON

The Bellerive Hotel

2 LOCATION

STREET & NUMBER

214 East Armour Boulevard

NOT FOR PUBLICATION

CITY, TOWN

Kansas City

CONGRESSIONAL DISTRICT

#5

VICINITY OF

STATE

Missouri 64111

CODE

29

COUNTY

Jackson

CODE

095

3 CLASSIFICATION

CATEGORY

___DISTRICT

☒ BUILDING(S)

___STRUCTURE

___SITE

___OBJECT

OWNERSHIP

___PUBLIC

☒ PRIVATE

___BOTH

PUBLIC ACQUISITION

___IN PROCESS

___BEING CONSIDERED

STATUS

☒ OCCUPIED

___UNOCCUPIED

___WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

___YES: UNRESTRICTED

___NO

PRESENT USE

___AGRICULTURE

___MUSEUM

___COMMERCIAL

___PARK

___EDUCATIONAL

☒ PRIVATE RESIDENCE

___ENTERTAINMENT

___RELIGIOUS

___GOVERNMENT

___SCIENTIFIC

___INDUSTRIAL

___TRANSPORTATION

___MILITARY

___OTHER:

4 OWNER OF PROPERTY

NAME Bellerive - Armour Corporation
c/o J. Nelson Happy, President

STREET & NUMBER Happy, House & Cooling, 2400 City Center Square
1100 Main Street

CITY, TOWN

Kansas City

VICINITY OF

Missouri ^{STATE} 64105

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Office of Recorder of Deeds
Jackson County Courthouse, Kansas City Annex

STREET & NUMBER

415 East 12th Street

CITY, TOWN

Kansas City

STATE

Missouri 64106

6 REPRESENTATION IN EXISTING SURVEYS

TITLE ¹ Landmarks Commission of Kansas City, Missouri Survey

DATE

ongoing

___FEDERAL ___STATE ___COUNTY ☒ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Landmarks Commission of Kansas City, Missouri
City Hall - 26th Floor East

CITY, TOWN

414 East 12th Street

STATE

Missouri 64106

Kansas City

(11/78)

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HERITAGE CONSERVATION AND RECREATION SERVICE**NATIONAL REGISTER OF HISTORIC PLACES
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THE BELLERIVE HOTEL

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-
2. James M. Denny, Section Chief, Nominations-Survey
and State Contact Person
Department of Natural Resources
Office of Historic Preservation
P.O. Box 176
Jefferson City
- October 23, 1979

314/751-4096

Missouri 65102
-

ITEM NUMBER

6

PAGE

1

-
2. Missouri State Historical Survey
1977
Department of Natural Resources
P.O. Box 176
Jefferson City
- state

Missouri 65102

DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED (interior)	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Bellerive Hotel, 214 East Armour Boulevard, Kansas City, Missouri is an eight-story structure constructed of steel, concrete and brick and designed in a Neo-Baroque style. The primary facade faces south onto Armour Boulevard and two other finished facades face east and west. The north facade is unarticulated. It occupies a prominent position at the juncture of two wide Boulevards, Armour and Warwick, in midtown Kansas City, Missouri.

EXTERIOR

Over-all Dimensions

The building is rectangular in plan and massing, consisting of eight stories and a basement level. It is 208 feet from east to west and 141 feet from north to south. A semi-circular drive leads from the street to the main entrance with thirty feet of landscaped area between the building and sidewalk.

Construction Materials and Colors

The hotel is of steel frame construction encased in concrete to render it fireproof. It is faced with red common-bond pressed brick on stories three through eight and with buff-colored terra cotta on stories one and two. The grade at the Armour Boulevard facade slopes slightly from west to east exposing the basement level which is faced with limestone.

Openings

The surface of the Bellerive Hotel is articulated by a series of bays arranged symmetrically. The south facade consists of twenty-three bays. The end bays are double (A) and the rest of the bays are single (B) and triple (C). Schematically represented in the following manner: A B B C B B C B B C B C B C B B C B B C B B A.

All windows are rectangular, double-hung sash windows with multiple (4, 6, or 8) upper panes and single lower panes.

Where brick is enframing the windows, limestone sills are used. In terra cotta faced areas terra cotta sills are used.

The entrance to the building is located in the center of the south facade with modern plate glass doors and metal awning replacing the original arched entrance door. (see Plate 13)

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Decorative Details

The surface is decorated with Neo-Baroque style molded terra cotta ornament consisting of the following:

1. Tiles laid in courses imitating cut and dressed stone on floors one and two.
2. Semi-circular tympana over windows on floor one, giving the windows an arched appearance. Within these tympana are oval cartouches and imitation fabric sashes. (see Plate 2)
3. Between stories two and three, projecting string course consisting of a palm and acanthus leaf frieze, projecting cornice with dentil frieze. Above this cornice is another frieze area which has balusters, panels decorated with sashes of fruit and projecting window boxes, one on either side of the facade, supported by volute-shaped modillions. Originally these were decorated with molded panels, now gone. (see Plates 5 and 4)
4. Spiral colonettes at the corners of the building and between bays 10 and 11 and 14 and 15 and running from stories three to eight. They rest on terra cotta quoins.
5. On story three windows in bays 1, 12, and 23 are decorated with volutes side and top, dentil frieze, and cartouche center top.
6. Between stories 7 and 8 is another richly decorated frieze with panels of vegetal motifs, volute modillions, dentil frieze and cartouches.
7. Windows on story eight in bays 1, 4-7, 10, 12, 14, 17-20, and 23 are decorated with colonettes (some spiral and some formed by a series of vasi-form motifs) (see Plates 5 and 6).

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8. An elaborate frieze runs above story eight with panels with cartouches, acanthus leaf designs, and panels with heads of rams. Above that, another dentil frieze, egg-and-dart molding and projecting cornice are used. (see Plate 7)
9. Central bay of story eight projects and is decorated with a triple arch with cartouches set in the tympana. (see Plate 6)
10. Above story eight is a parapet decorated with terra cotta quoins, balusters, cap molding and at intervals topped with urns. (see Plate 5)

INTERIOR

Access to the interior guest rooms was unobtainable. There are approximately 200 guest units of varying sizes which have been remodeled. Originally there were six dining rooms in the hotel. This area has also been remodeled and public restaurants were added. There was also a garage on the street level with an entrance from the back alley which has subsequently been removed for restaurant facilities.

Lobby

The original ceiling of the lobby remains intact (refer to Plates 8-11). It is a richly decorated molded plaster ceiling with a variety of classical motifs including figurative as well as vegetal designs.

CONDITION

The condition and maintenance of the building are very good. The exterior has maintained its original appearance except for the entrance and the missing terra cotta window boxes noted above.

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SITE

The building is situated at the northeast corner of Armour and Warwick Boulevards thirty feet from the sidewalk on Armour and twenty feet from the sidewalk on Warwick. Grass and trees surround the building. A parking facility (north) and a swimming pool (east) have been added to the property. On the northeast corner of the lot stands a brick garage which was constructed in 1908.¹ It was part of the property of Dr. G.A. Hull, 218 East Armour Boulevard, which was removed in order to construct the Bellerive Hotel. This garage was remodeled in 1929 by Mary Rockwell Hook and used as a clubhouse for the Kansas City Chapter of the American Association of University Women. It does not possess any significance in relationship to the Bellerive or this nomination. It is currently being used for storage by the hotel owner.

1. Kansas City Building Permit #8838.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
10-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
15-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
16-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
17-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
18-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

CIFIC DATES 1921-1922

BUILDER/ARCHITECT Cornwell Construction Co.
Preston J. Bradshaw

STATEMENT OF SIGNIFICANCE

The Bellerive Hotel is architecturally significant because of its exceptionally high quality design and the craftsmanship of its decoration. It was the largest luxury apartment hotel when built during an important period of the development of Armour Boulevard the effects of which give the Boulevard the appearance it has today.

Large mansions were constructed at the turn of the century along Armour Boulevard, the northern edge of the Hyde Park Historic District. In the early 1920's, beginning with the Bellerive Hotel, this street was developed into a row of luxury high-rise hotel and apartment buildings. The Bellerive is the largest and most richly decorated of these. Many are still standing, but the need for recognition, preservation and restoration has been signalled by the destruction in May 1979 of one nearby, the Belleclaire Apartments, which were on the southeast corner of Armour Boulevard and Gillham Road.

The Bellerive Hotel is a particularly fine example of this period of Kansas City's architectural development. It occupies a prominent location in midtown Kansas City at the intersection of two Boulevards, Warwick and Armour, and is significant as an integral part of this streetscape of high-rise luxury apartments. The wealth and skilled execution of its ornament are unparalleled in the other hotels on Armour Boulevard. The distinctive character and design of its detailing render it one of the finest works of Neo-Baroque architecture in Kansas City.

HISTORICAL DATA

The Bellerive Hotel opened on November 9, 1922 as Kansas City's newest and largest apartment hotel.¹ It was named after St. Ange de Bellerive, first military commandant and acting governor of St. Louis who died in 1774.² The Hotel was developed by the

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Bellerive Investment Corporation, a St. Louis based company, owned by Alexander M. Cornwell, his brother F.M. Cornwell and Charles Bland. It represented an investment of \$2 million, a very large sum for that time in Kansas City. The Bellerive was considered part of a hotel chain developed by its owners who built several other apartment hotels in St. Louis including the Melbourne, Georgian Court, and the Biltmore.

This hotel and others on Armour Boulevard which followed were built for the luxury seeking guest. In addition to its opulent design and decor, it was fully staffed day and night by maids, doormen and bellmen. It originally had a spacious lobby, and six dining rooms, one public and five private. Another of its luxurious features was a garage located inside the building on the first₄ floor - a unique arrangement at the time of its construction.

Because of its gracious accomodations, it became well known as the hotel for celebrities visiting Kansas City or appearing here on stage. These personalities included Ernestine Schumann-Heink, Alfred Lunt and Lynn Fontanne, Mary Pickford and Buddy Rogers, Jeanette McDonald, Linnial and Dorothy Gish, Lily Pons, Marian Anderson, Dame Edith Sitwell and Sir Osbert Sitwell, and the British Ambassador and his wife, Lord and Lady Inverchapel. It has retained its renown as a hotel for celebrities and today artists appearing at the Missouri Repertory Theater, Starlight Theater, and Tiffany's Attic and Waldo Astoria Dinner Theaters are reuglar guests.

ARCHITECT

Preston J. Bradshaw was an architect of national prominence whose work included collaboration with Stanford White on the Columbia University campus in New York and the design of the House/Senate buildings in Washington, D.C. He was based in St. Louis at the time of his commission for the Bellerive Hotel. There he gained local prominence in the 1920's as a designer of large luxury

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apartment hotels. His designs in St. Louis include the Paul Brown Building and the Mayfair and Lennox Hotels. In addition, Bradshaw designed the Chase Hotel and apartments and the Coronado Hotel.

SIGNIFICANCE

The Bellerive Hotel is being nominated to the National Register of Historic Places because it has particular historic and architectural significance. The qualities of this building enumerated in the description section (Item #7) display integrity of design, location, setting, materials and workmanship that reflect Kansas City's architectural heritage. It embodies distinctive characteristics of a type: the luxury high-rise apartment hotel; a period: the 1920's development of luxury high-rises in Kansas City (also evident in the Country Club Plaza area); and method of construction: the steel frame, concrete encased fireproof structure, sheathed in brick and exceptionally well designed terra cotta embellishment.

FOOTNOTES

1. Kansas City(Missouri) Times, 10 November 1922.
2. Kansas City (Missouri) Star, 30 October 1921.
3. Ibid.
4. Ibid.
5. Kansas City (Missouri) Times, 7 May 1977.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

American Architect, vol. 126, 5 November, 1924, p. 443.
Kansas City Star, 30 October, 1921.
Kansas City Times, 10 November, 1922.
Kansas City Times, 7 May, 1921.
Western Contractor, 11 January, 1922, p. 42.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approx 1.7 acres

QUADRANGLE NAME _____

QUADRANGLE SCALE _____

UTM REFERENCES

A 15 363040 4324850

B

ZONE EASTING

NORTHING

ZONE

EASTING

NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

All lying N of Armour Blvd. of E 46.35 ft. Lot 1, N 141 ft. Lots 2, 3, and 4. All lying N of Armour Blvd. Lot 5. Also W half of vac. alley McGee St. Block 13. Hyde Park.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

11 FORM PREPARED BY

NAME / TITLE

1. Joan L. Michalak, Architectural Historian

ORGANIZATION

(Historic Kansas City Foundation)

DATE

15 October 1979

STREET & NUMBER

4545 Jefferson St.

TELEPHONE

(816) 753-5096

CITY OR TOWN

Kansas City

STATE

Missouri 64111

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

Director, Department of Natural Resources and
State Historic Preservation Officer

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

BELLERIVE HOTEL

#414

COUNTY:

Jackson

LOCATION:

214 E. Armour Blvd.

OWNER:
ADDRESS:

Kansas City
Bellerive-Armour Corp.
1100 Main St.
Kansas City, MO 64105

DATE APPROVED BY A.C.:

November 9, 1979

DATE SENT TO D.C.:

January 3, 1980

DATE OF REC. IN D.C.:

January 8, 1980

DATE PLACED ON NATIONAL REGISTER:

February 28, 1980

DATE CERTIFICATE AWARDED
(AND PRESENTOR):

March 16, 1981
Jane Flynn

DATE FILE REVIEWED:

The Bellerive Hotel is architecturally significant because of its exceptionally high quality design and the craftsmanship of its decoration. It was the largest luxury apartment hotel when built during an important period of the development of Armour Blvd. the effects of which give the Blvd. the appearance it has today.

Tax: MO-80-00005
MO-83-00068

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THE BELLERIVE HOTEL

214 E. Armour Blvd.

Kansas City, Jackson County, Missouri

Photographer: Joan L. Michalak

Date: September 4, 1979

Neg. Loc.: c/o J. Nelson Happy
Happy, House & Cooling
1100 Main Street
Kansas City, Mo. 64105

View from SE, general view



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Kansas City, Jackson County, Missouri
Photographer: Joan L. Michalak
Date: September 4, 1979
Neg. Loc.: c/o J. Nelson Happy
Happy, House & Cooling
1100 Main Street
Kansas City, Mo. 64105

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View from South, detail of window, first
story



THE BELLERIVE HOTEL 3 of 11

214 E. Armour Blvd.

Kansas City, Jackson County, Missouri

Photographer: Joan L. Michalak

Date: September 4, 1979

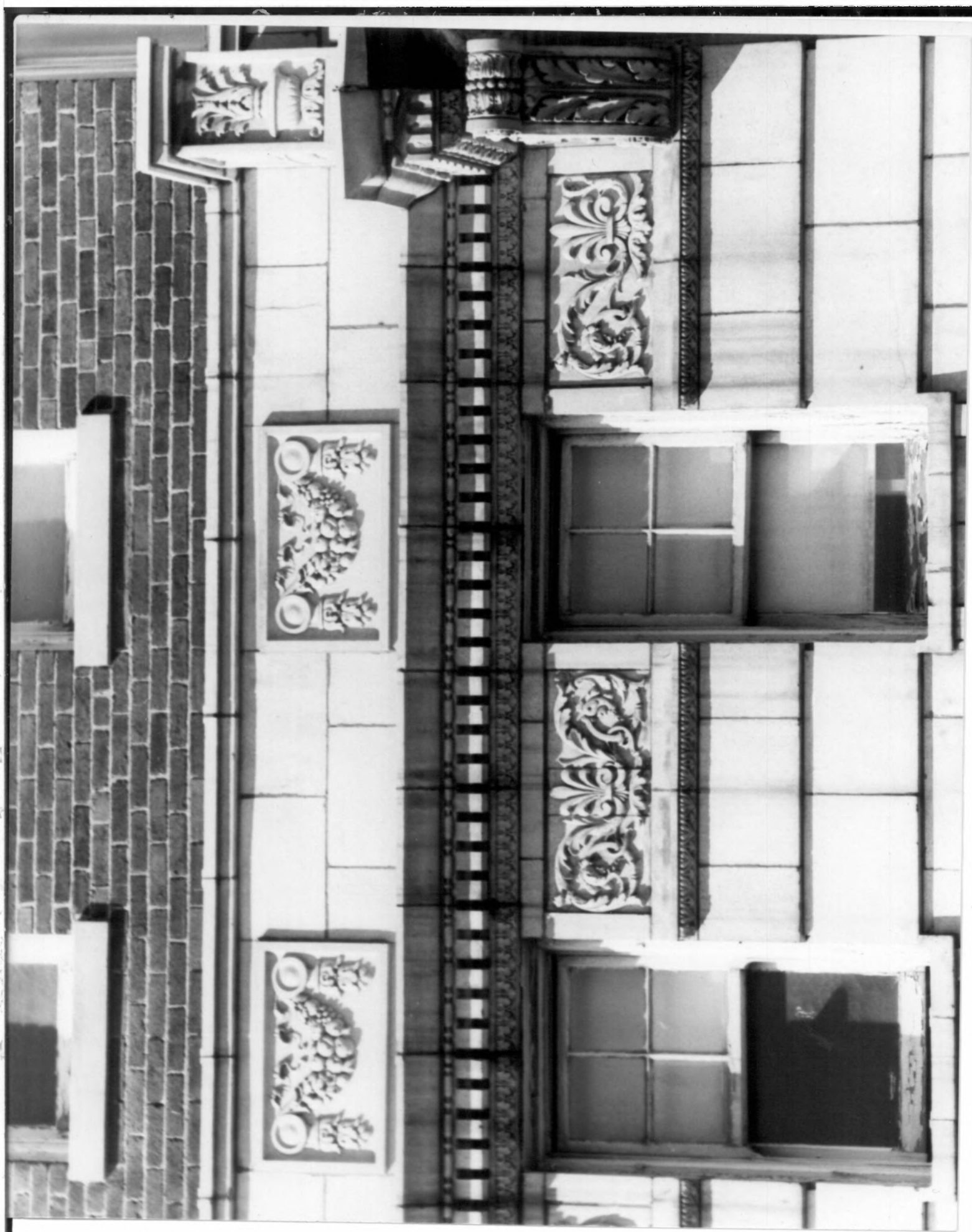
Neg. Loc.: c/o J. Nelson Happy

Happy, House & Cooling

1100 Main Street

Kansas City, Mo. 64105

View from South, detail of window and frieze,
second story



THE BELLERIVE HOTEL

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214 E. Armour Blvd.

Kansas City, Jackson County, Missouri

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Neg. Loc.: c/o J. Nelson Happy

Happy, House & Cooling

1100 Main Street

Kansas City, Mo. 64105

View from South, detail of frieze, second
story



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THE BELLERIVE HOTEL
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View from SW, detail upper stories and parapet



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Happy, House & Cooling
1100 Main Street
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View from South, detail center bay, eighth
story and parapet



THE BELLERIVE HOTEL 7 of 11

214 E. Armour Blvd.

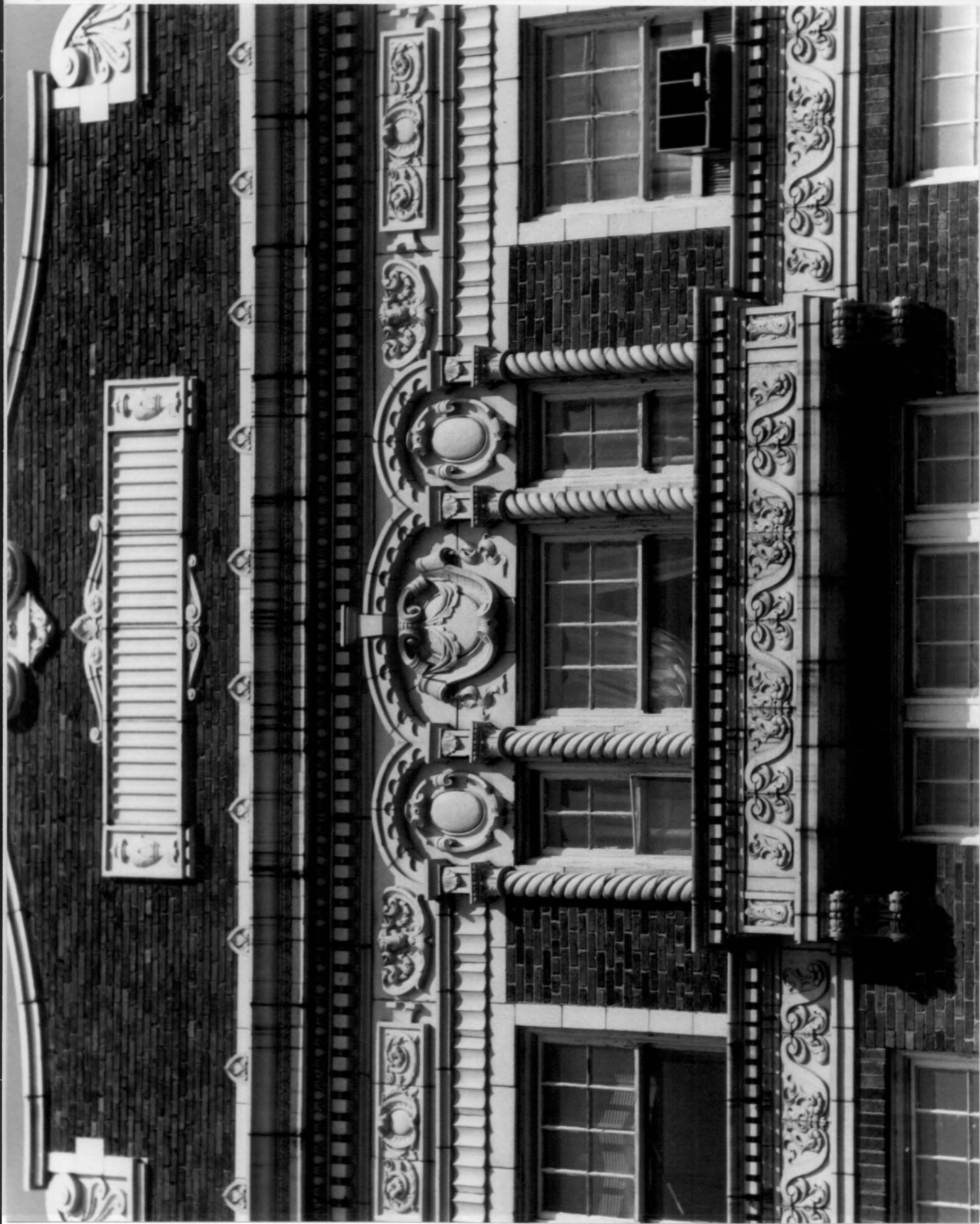
Kansas City, Jackson County, Missouri

Photographer: Joan L. Michalak

Date: September 4, 1979

Neg. Loc.: c/o J. Nelson Happy
Happy, House & Cooling
1100 Main Street
Kansas City, Mo. 64105

View from South, detail center bay, eighth
story



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THE BELLERIVE HOTEL
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View from interior, detail lobby ceiling



THE BELLERIVE HOTEL

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214 E. Armour Blvd.

Kansas City, Jackson County, Missouri

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Happy, House & Cooling

1100 Main Street

Kansas City, Mo. 64105

View from interior, detail of lobby ceiling



THE BELLERIVE HOTEL

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View from interior, detail of lobby ceiling



THE BELLERIVE HOTEL

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View from interior, detail of lobby ceiling

